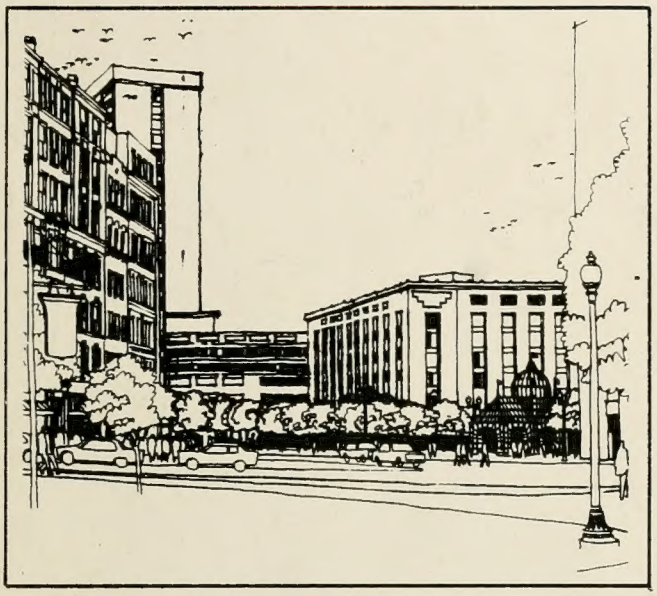
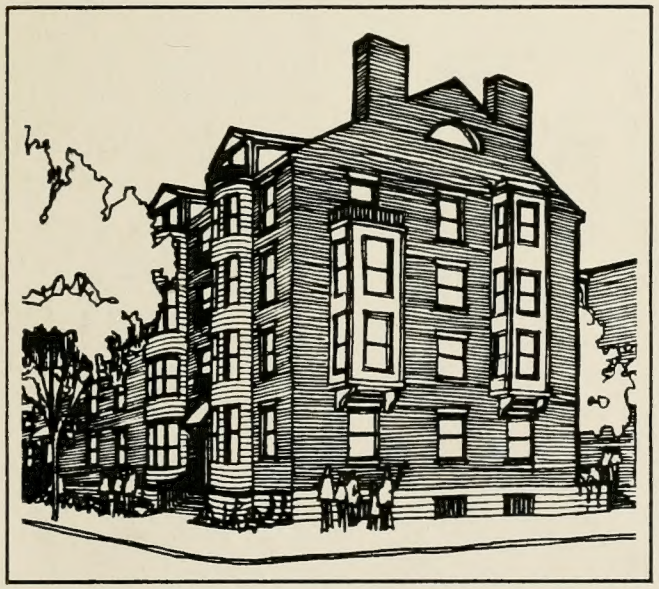
GOV DOC
BRA
626A
Contents
12 items
gov. 96-1482





PARCEL TO PARCEL LINKAGE

2

PROJECT
PARK SQUARE AND TRANSITIONAL HOUSING
INFORMATION KIT

CITY OF BOSTON
RAYMOND L. FLYNN
Mayor

BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE
Director

ROBERT L. FARRELL
Chairman
JOSEPH J. WALSH
Vice-Chairman
JAMES K. FLAHERTY
Treasurer
CLARENCE J. JONES
Vice-Treasurer
MICHAEL F. DONLAN
Vice-Chairman, Sub-Committee
KANE SIMONIAN
Secretary

BOSTON PUBLIC LIBRARY

BOSTON PUBLIC LIBRARY

BRA/626A 4 of 12

PARCEL TO PARCEL LINKAGE 2

SUMMARY OF SOUTH END PROPOSALS

TEAM / GUIDELINES	GUNWYN COMPANY/BOSTON YWCA	PAVILION CORPORATION	SOUTH PARK PARTNERSHIP	URBAN RENAISSANCE ASSOCIATES
PROGRAM •RESIDENTIAL: 102,000 S.F.- 90 UNITS •TRANSITIONAL 36 UNITS 24-2BR @ 1,100 S.F. 12-3 BR @ 1,250 S.F. •COMMERCIAL/COMMUNITY •DAYCARE CTR.-3,000S.F. NUMBER OF CHILDREN	106,250S.F.-101 UNITS 36 TRANSITIONAL UNITS 2-1BR(688S.F.) 24-2BR(918S.F. 10-3BR(1,125) 3,280S.F. COMMUNITY SPACE 9,000S.F. DAYCARE CTR.	100,200 G.S.F. - 90 UNITS 36 TRANSITIONAL UNITS 24-2BR 2-4BR 10-3BR 2 COMMUNITY ROOMS OFF WASHINGTON ST. COMMON LOUNGE FOR EACH CLUSTER DAYCARE CENTER - 3,960 S.F. 62 CHILDREN	101,250 S.F. - 90 UNITS 36 TRANSITIONAL UNITS 24-2BR(946 S.F.) 8-3BR(1,122 S.F.) 4-4BR(1,232S.F.) DAYCARE CENTER - 3,000 S.F. COMMUNITY SERVICES - 3,000 S.F.	98,000 G.S.F. - 90 UNITS 36 TRANSITIONAL UNITS N/A COMMUNITY SPACE - 3,500 S.F. COMMERCIAL SPACE - 6,000 S.F. DAYCARE CENTER - 4,500 S.F. 80-85 CHILDREN
HEIGHT AND MASSING WASHINGTON ST. - 5 1/2 STORIES RUTLAND ST. - 4 1/2 STORIES W. CONCORD ST. - 4 1/2 STORIES DAYCARE CENTER - 2 STORIES	MEETS GUIDELINES	MEETS GUIDELINES	4 1/2 & 5 1/2 STORIES ON W. CONCORD AND RUTLAND	MEETS GUIDELINES
F.A.R. FAR - 2 (EXCLUDING PARKING) TOTAL - 112,000 S.F.	FAR - 2.1 TOTAL - 118,550 S.F.	FAR - 1.86 TOTAL - 104,160 S.F.	FAR - 1.91 TOTAL - 107,250 S.F.	FAR - 2 TOTAL - 112,000 S.F.
PARKING 63 SPACES - .7/UNIT BELOW OR 1/2 LEVEL BELOW GRADE	80 SPACES - .79/UNIT (62 BELOW GRADE, 18 OFF STREET)	72 SPACES - .8/UNIT (ALL BELOW GRADE)	70 SPACES - .8/UNIT (ALL BELOW GRADE)	63 SPACES - .7/UNIT (ALL BELOW GRADE)
CIRCULATION VEHICULAR (ACCESS FROM W. CONCORD OR RUTLAND) SERVICE PEDESTRIAN	PARKING ACCESS FROM RUTLAND ST. SERVICE ACCESS FROM SHAWMUT ST. UNIT ENTRIES FROM STREET AND COURTYARD	PARKING ACCESS FROM RUTLAND AND WEST CONCORD SERVICE ACCESS FROM SHAWMUT MAJOR PEDESTRIAN ENTRANCE FROM WASHINGTON & RUTLAND	PARKING ACCESS FROM RUTLAND & W. CONCORD SERVICE ACCESS FROM RUTLAND AND W. CONCORD PEDESTRIAN ENTRANCES FROM W. CONCORD & RUTLAND	PARKING ACCESS FROM RUTLAND & W. CONCORD PEDESTRIAN ENTRANCES FROM WASHINGTON, W.CONCORD & RUTLAND
OPEN SPACE RESIDENTIAL - COMMON AREA - 15,000 S.F. FRONTYARD SETBACK PRIVATE BACKYARD DAYCARE CENTER - ADDITIONAL SPACE FOR NEIGHBORHOOD CHILDREN	COMMON COURTYARD SETBACK FRONTYARD NO PRIVATE BACKYARD ALONG WASHINGTON OPEN SPACE NEXT TO COMMUNITY GARDEN AWAY FROM OTHER DAYCARE FACILITIES ADDITIONAL SPACE PROVIDED	COMMON COURTYARD SETBACK FRONTYARD PRIVATE BACKYARD W/ FENCE & GRADE CHANGE 4,000 S.F. OPEN SPACE CONNECTED TO INDOOR ACTIVITIES ADDITIONAL SPACE PROVIDED	COMMON COURTYARD SETBACK FRONTYARD PRIVATE BACKYARD OPEN SPACE CONNECTED BY INDOOR ACTIVITY SPACE TO COMMUNITY GARDEN. ADDITIONAL SPACE PROVIDED	COMMON COURTYARD SETBACK FRONTYARD PRIVATE BACKYARD 3,200 S.F. OPEN SPACE INTEGRAL WITH DAYCARE CENTER & COMMUNITY GARDEN ADDITIONAL SPACE PROVIDED
URBAN DESIGN	TYPICAL SOUTH END TOWNHOUSE PATTERN - 4 STORY, BRICK, BOWFRONT UNITS ALONG RUTLAND & W. CONCORD; 5 STORY APARTMENT BUILDING ALONG WASHINGTON (SETBACK FOR LANDSCAPE BUFFER). DETAILING - PRECAST LINTELS SILLS CORNICE & ENTRIES. SLATE MANSARD WITH COPPER FLASHING & WROUGHT IRON RAILINGS.	TYPICAL SOUTH END TOWNHOUSE PATTERN - UNIFORM STREET WALL, BRICK BOW FRONT, ROWHOUSES, DORMERED MANSARD AND PRECAST LINTELS & SILLS WASHINGTON ST. UNITS - RESIDENTIAL UNITS AT GRADE WITH SET-BACK AND BUFFER.	TYPICAL SOUTH END TOWNHOUSE PATTERN 5 STORY, RED-BRICK STRUCTURES ON WASHINGTON EXTENDING AROUND THE CORNERS TO W. CONCORD & RUTLAND THEN STEPPING DOWN TO 4 STORIES. BUILDINGS INTERCONNECTED WITH BRIDGES. DETAILING - PRECAST LINTELS & SILLS, WOOD BAYS AND CORNICE, FIBERGLASS SHINGLED MANSARD & METAL RAILINGS.	TYPICAL SOUTH END TOWNHOUSE PATTERN ALONG W. CONCORD AND RUTLAND. UNITS ARE ROWHOUSES WITH BOWFRONTS, STOOPS, AND DORMERED MANSARDS. WASHINGTON ST. - CORNER BUILDINGS FOLLOW COMMERCIAL BUILDING TYPE WITH RETAAIL AT GRADE AND RESIDENTIAL ABOVE.

BOSTON PUBLIC LIBRARY
3 9999 06314 489 1

DUO-TANG
SOFT
MADE IN U.S.A.